

PLANNING REF : 243099
PROPERTY ADDRESS : Leander House
: Reading Road, Arborfield, Reading, Berkshire
: RG2 9HP
SUBMITTED BY : Mrs Ruth Anderson
DATE SUBMITTED : 11/01/2025

COMMENTS:

I would like to object to planning application 243099 for the proposed development of up to 111 homes on Reading Road, Arborfield.

My objections are :-

1. OUT OF CHARACTER

The proposed development is not in keeping with the character of the surrounding homes.

2. UTILITIES.

We live in close proximity to the proposed development and suffer regular failure in supply of both electricity and water. Without significant investment and improvements a new development of this scale will only exacerbate the situation which I feel is already unacceptable in this modern day.

Recent examples include loss of WATER supply on 31/10/24 & 4/1/25 both for several hours due to failure at the local treatment works. In addition we also have to regular loss of water p ressure should a leak occur in any part of the ageing local network. We also have regular, short power cuts, several times a month (including an episode last week when we lost power as an industrial unit on Bridge Farm overloaded their circuit). Not forgetting, the longer power outages, which occur in this area should the overhead power lines be struck by birds!

The Arborfield Sewage treatment works is at capacity and is unable to cope with the demands of all the new developments in Arborfield (this is before the several thousand homes already granted planning have been added into the system). Discharges of sewage into the local rivers are a frequent occurrence now even with the slightest rainfall.

Mobile phone signals in this area is patchy and very limited so we are still heavily reliant on the internet signal which again is unreliable and slow.

Obviously, there is an argument that with more homes in the area a bigger incentive for investment exists but given the well-reported, current financial situation of Thames Water this situation is not going to be rectified anytime soon.

3. TRANSPORT/ACCESS

Whilst the site is extremely well served by the local bus network, the options for other sustainable transport options is limited i.e. by foot or by bike. The developer's Transport Assessment survey states that there exists a footpath along the entirety of Reading Road, with width of 1-1.5m in both directions. This is not the case. The footpath between the site, after Walden Avenue heading towards Arborfield Cross narrows for quite a large section down to between 50-70cm. A mother with a pushchair and child or a wheelchair user

for example would NOT be able to access the village centre on foot with it in its current condition, meaning that significant footpath improvements would need to be undertaken for this development to fulfil the required criteria. There is also NO street lighting in this area making the option of walking to school etc unsafe during the winter months. The National Planning Policy Framework stipulates that 'Safe & suitable access to the site should/can be achieved for all users' - this is not the case for this site.

Should planning permission be granted, the new homeowners on this site will undoubtedly all need to rely heavily on cars to access local amenities including schools, doctors, shops and transport hubs (with no mention of Twyford station being the most popular option locally). The projected figures on journeys to and from the site have been significantly underestimated, especially at peak times, with no mention of the effect of traffic from this site on Church Lane. I

also note the figures are based on the location being an 'Edge of Town'/'Suburban Area' which this is not. I believe that the impact of traffic from this site, in addition to those developments already granted planning but yet to be built in the locality, will have a severe impact on traffic on the local network.

4. LOSS OF NATURAL HABITAT FOR WILDLIFE

5. FLOOD RISK

The proposed development fields have significant standing water after heavy rainfall with the surrounding drainage ditches at capacity. Church Lane is also prone to areas of flooding especially around the designated pedestrian entrance on the plan. Special consideration

needs to be made as to whether the proposed measures are sufficient to prevent a worsening of flooding to surrounding properties and roads.